

MINUTES

Meeting Place: In Person: 500 W. Temple Street, Room 381-B, Los Angeles, CA 90012 Virtual (Online): <https://bit.ly/ZOOM-RPC> Webinar ID: 858 6032 6429 Or call by phone: (669)444-9171 or (719) 359-4580

Meeting Date: April 17, 2024 - Wednesday Time: 9:00 a.m.

Present: Commissioners Duarte-White, Louie, O'Connor, Moon (Virtual), Hastings

Ex Officio Members:

Director of Public Works: Ms. Phoenix Khoury, Senior Civil Engineer

County Counsel: Ms. Kathy Park, Deputy County Counsel

Planning Director: Ms. Amy Bodek, Director of Planning

Forester and Fire Warden: Mr. Juan Padilla, Supervising Fire Prevention Engineer

LAND ACKNOWLEDGMENT

1. The Land Acknowledgment Statement was led by Chair O'Connor representing the Third District. The County of Los Angeles recognizes that we occupy land originally and still inhabited and cared for by the Tongva, Tataviam, Serrano, Kizh, and Chumash Peoples. We honor and pay respect to their elders and descendants -- past, present, and emerging -- as they continue their stewardship of these lands and waters. We acknowledge that settler colonization resulted in land seizure, disease, subjugation, slavery, relocation, broken promises, genocide, and multigenerational trauma. This acknowledgment demonstrates our responsibility and commitment to truth, healing, and reconciliation and to elevating the stories, culture, and community of the original inhabitants of Los Angeles County. We are grateful to have the opportunity to live and work on these ancestral lands. We are dedicated to growing and sustaining relationships with Native peoples and local tribal governments, including (in no particular order) the: Fernandeano Tataviam Band of Mission Indians, Gabrielino Tongva Indians of California Tribal Council, Gabrielino/Tongva San Gabriel Band of Mission Indians, Gabrieleño Band of Mission Indians - Kizh Nation, San Manuel Band of Mission Indians, San Fernando Band of Mission Indians. To learn more about the First Peoples of Los Angeles County, please visit the Los Angeles City/County Native American Indian Commission website at lanaic.lacounty.gov.

PLEDGE OF ALLEGIANCE

2. The Pledge of Allegiance was led by Commissioner Duarte-White representing the First Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Hastings/Louie – That the agenda for April 17, 2024, be approved.

At the direction of the Chair, the agenda was approved unanimously.

COUNTY COUNSEL REPORT

4. County Counsel stated for the record that while this is an online meeting, it is a public meeting the same as if it were held in person in the Commission’s hearing room and rules that allow for an orderly meeting shall apply. As such, when speaking on an agenda item, comments should address the item on the agenda and no other issues.

Similarly, if speaking during public comment, comments should be limited to issues related to the business of the Regional Planning Commission.

If speakers do not remain on topic, they may be reminded by the Chair or myself to do so. Failure to discuss issues not related to the agenda item, may result in the loss of the right to speak on the item or other items, if directed by the Chair. In addition, speakers should refrain from conduct that is disruptive of the meeting. Doing so also could result in the loss of the right to speak on the agenda item or any other items.

Disruptive conduct can include, but is not limited to, threats made against other speakers, the Commission or its members, or any others participating in the meeting, profane comments not related to the agenda item, or disorderly or contemptuous behavior leading to a disruption of the orderly progression and holding of the meeting.

In such cases, the Chair will advise that the behavior is disruptive and direct that the speaker’s microphone be disabled. That person may, however, continue to observe the meeting. Further, disruptive behavior communicated to the panelists of the meeting, which include the Commission and County staff, may result in the removal of that person from the meeting by disconnecting them from the online connection.

DIRECTOR/DEPUTY DIRECTOR

5. The Director of Planning reported on the following actions taken by the Board of Supervisors (the “Board”): 1) The Board unanimously approved the Multifamily Residential Parking Ordinance, Amending County Code, Title 22 - Planning and Zoning, Project No. R2022-003630; 2) Also, approved unanimously by the Board was the 2045 Climate Action Plan, Project No. 2019-002015; 3) The Board heard an appeal of Project No. 2017-004054-(3), a single-family residential home in the Santa Monica Mountains. The Project was referred back to the Planning Commission to give the Applicant an opportunity to reduce the size of the footprint and to avoid any impacts to the H-1 habitat in the Santa Monica Mountains coastal zone; and

DIRECTOR/DEPUTY DIRECTOR (Cont.)

4) The Board heard an appeal of Project No. PRJ2022-000029-(2), Conditional Use Permit No. RPPL2022000061-(2), in the Metro Planning Area by the Applicant Copart, Inc for their continued use, operation, and maintenance of an outdoor vehicle storage yard with the accessory sale of used and salvaged vehicles. The Board unanimously approved the project as it was presented to the planning commission and denied the appeal with one change to a condition, to allow the Applicant two years to implement the mitigation measures and conditions of approval.

Coastal Development Services

5(a). Project No. PRJ2023-000966-(3). Administrative Coastal Development Permit No. RPPL2023002853. Planner: Jon Schneider. Applicant: Andrew Goertzen, Sunrun Installation Services, Inc. 24850 Piuma Road. Santa Monica Mountains Planning Area. To authorize the construction and maintenance of a roof-mounted solar array and appurtenant equipment and infrastructure in association with an existing single-family residence. This project is categorically exempt (Class 3 - New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

There being no presentation, the Commission received and accepted the information for Project No. PRJ2023-000966-(3).

5(b). Project No. PRJ2023-004315-(3). Administrative Coastal Development Permit No. RPPL2023006368. Planner: Jon Schneider. Applicant: Judson Birza. 3020 Corral Canyon Road. Santa Monica Mountains Planning Area. To authorize the construction and maintenance of 32 roof-mounted solar modules and appurtenant equipment including junction boxes and associated wiring affixed to the existing single-family residence in R-C-40 (Rural Coastal — Forty Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

There being no presentation, the Commission received and accepted the information for Project No. PRJ2023-004315-(3).

5(c). Project No. PRJ2023-003447-(3). Administrative Coastal Development Permit No. RPPL2023005534. Planner: Jon Schneider. Applicant: Brando Figearo. 975 Cold Canyon Road. Santa Monica Mountains Planning Area. To authorize the construction and maintenance of 26 roof-mounted solar modules and appurtenant equipment including junction boxes and associated wiring affixed to the existing single-family residence in the R-C-20 (Rural Coastal—Twenty Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

There being no presentation, the Commission received and accepted the information for Project No. PRJ2023-003447-(3).

MINUTES FOR APPROVAL

6. Motion/seconded by Commissioners Hastings/Louie – That the minutes for March 20, 2024, be approved.

At the direction of the Chair, the minutes were approved unanimously.

Motion/seconded by Commissioners Hastings/Louie – That the minutes for March 27, 2024, be approved.

At the direction of the Chair, the minutes were approved unanimously.

ADMISSION PROCEDURES

Staff announced if you are joining us via telephone and want to provide comment on any of the agenda items, please send an email to comment@planning.lacounty.gov and provide the agenda item number, your first name, your last name, your email address, your phone number, and indicate if you are the applicant or not the applicant.

All participants' microphones will be muted during the meeting unless you have signed up to provide comment. If you have signed up to provide comment, your microphone will be unmuted when it is time for you to speak, and staff will call your name.

PUBLIC HEARINGS

Foothills Development Services

Project Approved

7. **(Continued from 02/07/24). (Appeal of the Hearing Officer's Decision on August 1, 2023) Project No. 2019-003407-(2). Conditional Use Permit No. RPPL2019006012. Planner: Sean Donnelly. Applicant: Bodega Latina Corporation. 8601 Hooper Avenue. Metro Planning Area. To authorize the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 Alcoholic Beverage Control ("ABC") License at an existing supermarket in the C-3 (General Commercial) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.**

Staff presented the staff report with testimony being followed by the Appellant's representatives, Mr. Michael Cho, Mr. Albert Ballesteros, and Ms. Ashley Perez, in support of the project's store hours of alcohol sales.

Commissioner Louie asked Mr. Cho if they brought pictures displaying when the security doors are lowered. Mr. Cho stated that they did not take any pictures but that they can provide those to the Commission.

Commissioner Duarte-White asked staff to provide a history about the alcohol hours and the restrictions. She asked, when did the Department implement the hours and if this was a County wide initiative. The Director of Planning stated that the RPC adopted the Safe Access to Alcohol and Food Establishments (SAAFE) Ordinance in 2017. The Department has been working

PUBLIC HEARINGS (Cont.)

closely with County Counsel to focus on the individual aspects of each CUP as it relates to their alcohol operating hours. Given that it's in an over concentration area we need to make sure we respond to what the community needs are.

Commissioner Hastings asked Mr. Cho if he had a percentage of the loss of alcohol sales from 7:00 to 10:00 a.m. Mr. Cho stated that it's not so much about the percentage, it's the number of customers. He said that between 8:00 to 9:00 a.m., about twenty customers will purchase alcohol, that number doubles between 9:00 to 10:00 a.m.

For further action and discussion visit:

http://lacdrp.granicus.com/ViewPublisher.php?view_id=1

Motion/seconded by Commissioners Louie/Hastings – That the Regional Planning Commission close the public hearing and find that the project is categorically exempt pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners Louie/Hastings – That the Regional Planning Commission deny the Appeal and approve Conditional Use Permit No. RPPL2019006012 subject to the findings.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on May 1, 2024.

Metro Development ServicesProject Approved

- 8. Project No. PRJ2022-004416-(1). Planner: Christina Nguyen. Applicant: Extera Public Schools. 1059 South Gage Avenue. Metro Planning Area. a. Conditional Use Permit No. RPPL2022013731. To authorize a change of use from a church to a charter school for grades Transitional Kindergarten through 8th in the R-3 (Limited Density Multiple Residence) Zone. The applicant proposes to demolish an existing building and construct a new two-story 29,676-square-foot building with classrooms, offices, and an outdoor playground deck. The applicant also proposes to renovate an existing 6,993-square foot building to serve as accessory classrooms, administrative offices, a multi-purpose room, and a 2,265-square-foot outdoor lunch patio. b. Environmental Assessment No. RPPL2023005113. To consider an MND with impacts to biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and tribal cultural resources reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.**

Staff presented the staff report with testimony being followed by the applicant's representative, Nicole Duquette, in support of the project. The Commission opened the public hearing and took testimony from 23 community members in favor and 9 opposing voicing their concerns of the project. There was further discussion by the Commissioners and staff addressed the Commissions questions.

PUBLIC HEARINGS (Cont.)

For further action and discussion visit:

http://lacdrp.granicus.com/ViewPublisher.php?view_id=1

Motion/seconded by Commissioners Duarte-White/Moon – That the Regional Planning Commission indicate our intent to deny the project and instruct Regional Planning staff to prepare findings for denial. I further move that the hearing be continued to June 5, 2024, at which time the RPC can consider the denial findings.

Ayes: Commissioner Duarte-White

No: Commissioners Louie, O'Connor, Moon, Hastings

Motion Fails 4 – 1

At the direction of the Chair, the item passed with Commissioner Duarte-White in favor and Commissioners Louie, O'Connor, Moon, and Hastings being recorded in opposing and voted no.

Motion/seconded by Commissioners Louie/Hastings – That the Regional Planning Commission close the public hearing and adopt the Mitigated Negative Declaration along with the required Findings of Fact and adopt the Mitigation Monitoring and Reporting Program for the Project pursuant to state and local CEQA guidelines.

At the direction of the Chair, the item passed with Commissioners Louie, Hastings, O'Connor, Moon, in favor and Commissioner Duarte-White being recorded as No.

Motion/seconded by Commissioners Louie/Hastings – That the Regional Planning Commission approve Conditional Use Permit No. RPPL2022013731 subject to the findings and conditions.

At the direction of the Chair, the item passed with Commissioners Louie, Hastings, O'Connor, Moon, in favor and Commissioner Duarte-White being recorded as No. The appeal period for this item ends on May 1, 2024.

Puente Whittier Development ServicesAction Taken as Noted

9. **(Staff Recommending Matter Be Taken Off Calendar). Project No. PRJ2022-000557-(4). Planner: Carl Nadela. Applicant: Marisela Garcia. 7914 Broadway Avenue. Gateway Planning Area. a. General Plan Amendment No. RPPL2022001526. General Plan Amendment from H9 (Residential 9 – 0 to 9 Dwelling Units per Net Acre) to H50 (Residential 50 – 20-50 Dwelling Units per Net Acre). b. Zone Change No. RPPL2022001527. Zone Change from R-1 (Single-Family Residence) to R-3 (Limited Density Multiple Residence) to allow for the development of a five-story, 60-unit apartment building. c. Environmental Assessment No. RPPL2023003948. To consider an MND with impacts to aesthetics, noise, and tribal cultural resources, reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.**

PUBLIC HEARINGS (Cont.)

For further action and discussion visit:

http://lacdrp.granicus.com/ViewPublisher.php?view_id=1

Motion/seconded by Commissioners Hastings/Louie – That the Regional Planning Commission continue Project No. PRJ2022-000557-(4), General Plan Amendment No. RPPL2022001526, and Zone Change No. RPPL2022001527, off calendar as recommended by staff.

At the direction of the Chair, the item passed unanimously.

PUBLIC COMMENT

10. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

11. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.240.010.B of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

12. Commission/Counsel/Director Reports

There were no reports given by Commission/Counsel/Director.

12(a). Request to cancel the Wednesday, May 1, 2024, Wednesday, May 8, 2024, and Wednesday, May 15, 2024, regular meetings of the Regional Planning Commission.

Motion/seconded by Commissioners O'Connor/Louie – That the Regional Planning Commission cancel the Wednesday May 1, 2024, May 8, 2024, and May 15, 2024, meetings.

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 11:37 a.m. to Wednesday, April 24, 2024.



Amanda Pacheco, Acting Commission Secretary



Elida Luna, Commission Secretary

ATTEST

APPROVE



Pamela O'Connor, Chair



Amy Bodek, Director of Planning